

This instrument prepared by and return to:

Jennifer D. Peshke, Esq.
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Vero Beach, Florida 32960
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QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 13 day of January, 2023, by LAZARO R. HERNANDEZ, a single man, whose address is 1185 18th Avenue, Vero Beach, FL 32962, GRANTOR to LAZARO R. HERNANDEZ, Trustee of the Lazaro R. Hernandez Trust Dated January 13, 2023, whose address is 1185 18th Avenue, Vero Beach, FL 32962, GRANTEE.

(Wherever used herein the terms "Grantor" and "Grantee " shall include, singular and plural, all the parties to this instrument, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Indian River, State of Florida., to-wit:

Lot 14, Block G, Oslo Park Unit No. 2, according to the map or plat thereof, as recorded in Plat Book 4, Page(s) 13, of the Public Records of Indian River County, Florida.

Parcel Id. Number: 33-39-26-00002-0007-00014/0

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

*** The Grantor retains the right to reside upon the real property being conveyed into the Trust as his permanent residence during his life. It is the intent of the Grantor to retain the requisite beneficial interest and the possessory right in and to the real property to comply with Section 196.031 of the Florida Statutes, such beneficial interest and possessory right constitute in all respects "equitable title to real estate" as that term is used in Section 6, Article VII of the Constitution of the State of Florida. Notwithstanding anything contained in this Trust to the contrary, the Grantor's interest in the real property which he resides pursuant to the provisions of the Trust shall be deemed to be an interest in real property and not personally and shall be deemed the homestead of the Grantor.

TO HAVE AND TO HOLD the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee forever.

THIS INSTRUMENT HAS BEEN PREPARED BY THE ABOVE NOTED PARTY WITHOUT BENEFIT OF ABSTRACT OR TITLE EXAMINATION. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE EXISTENCE OF LIENS, CLAIMS, OR ENCUMBRANCES OF ANY NATURE OF RECORD, OR WHICH MAY EXIST AGAINST THE PROPERTY.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this 13 day of January, 2023

Printed: RYNE E. HARTT

Lazaro R. Hernandez

Printed: Tina M. Arnold

State of Florida
County of Indian River

The foregoing instrument was sworn to and acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of January, 2023 by Lazaro R. Hernandez, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Victoria L. Henson
Notary Public

Printed Name: Victoria L. Henson

My Commission Expires: _____



VICTORIA L. HENSON
Commission # HH 202950
Expires November 29, 2025